



Highland Properties

Carl San Miguel · Listing Agent

OFFERING MEMORANDUM · COMMERCIAL CORRIDOR DEVELOPMENT SITE

1828 West San Carlos Street

An 8,000-square-foot C3H commercial parcel on an adopted Urban Village corridor in central San José.

ASSEMBLAGE OPPORTUNITY AVAILABLE

Two adjacent Rutland Avenue parcels (315 Rutland Ave; 323/325 Rutland Ave) are confirmed available off-market and are not included in the listing price. Combined three-parcel site approximately 18,000 square feet with frontage on both West San Carlos Street and Rutland Avenue. See Section 08, Concept D.

PRICE	LOT AREA	ZONING	APN
\$2,400,000	8,000 sf	C3H	277-11-028

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A commercial corridor parcel on an adopted Urban Village



The subject parcel and its block context, mid-corridor on West San Carlos Street.

1828 W SAN CARLOS · APN 277-11-028

Eight thousand square feet of C3H commercially zoned land — measured eighty by one hundred feet — fronting West San Carlos Street, within the West San Carlos Urban Village Plan and the Envision San José 2040 Focused Growth framework.

LOT AREA	FRONTAGE	PRICE	ZONING
8,000 sq ft · 0.18 acre	100 ft on W San Carlos St	\$2.4M \$300 per sq ft of land	C3H Urban Village overlay

The parcel sits on the south side of West San Carlos Street at its intersection with Rutland Avenue, between the Meridian and Bascom nodes of the West San Carlos Urban Village. The corridor is served by VTA bus service today and is planned for Bus Rapid Transit. The City of San José is actively reconstructing the corridor's streetscape under the West San Carlos Urban Village Streetscape Improvement Project.

The investment proposition in six points

01 Adopted Urban Village designation with corridor mid-rise potential

The parcel carries the Urban Village General Plan land use designation under Envision San José 2040, with the West San Carlos Urban Village Plan adopted and in effect. Mid-rise mixed-use development is the planned long-term character of the corridor.

02 By-right C3H commercial floor under current zoning

C3H base zoning permits a broad set of commercial uses — retail, restaurants, personal service, office — by right today, providing a defined ministerial pathway independent of any residential entitlement.

03 AB 2011 ministerial pathway potentially available

California AB 2011 (Government Code §65912 et seq., effective July 2023) provides a ministerial residential and mixed-use approval pathway on qualifying commercial-corridor sites. Specific eligibility requires verification by qualified land use counsel.

04 Full urban utility package at the property line

Electric, public water, public sewer confirmed at site per MLS record. Gas service is in the corridor service area. Comprehensive utility availability simplifies redevelopment diligence.

05 Out of FEMA Special Flood Hazard Area

FEMA Flood Zone D, out of the Special Flood Hazard Area. No federally mandated flood insurance. Reference FEMA panel 06085C0233H, effective May 18, 2009.

06 Active City infrastructure investment on the corridor

The West San Carlos Urban Village Streetscape Improvement Project is under construction on the corridor, funded through the One Bay Area Grant (OBAG) program. Bus Rapid Transit service is planned along the corridor, connecting Diridon Station to Valley Fair.

PREPARED FOR QUALIFIED BUYERS

This Offering Memorandum is prepared by the listing team for circulation to qualified prospective buyers and their advisors. Prospective buyers are expected to conduct independent due diligence on all matters material to any acquisition decision, including zoning verification, title, environmental, soils, survey, utility capacity, and any other matters specific to their intended use.

The factual record of the parcel

The parcel is a rectangular commercial lot with frontage on West San Carlos Street and secondary access at Rutland Avenue. Current use is light commercial (vehicle sales operation) under the C3H commercial zoning designation. The existing structure is a 264-square-foot sales office built in 1964, of wood-frame construction, recorded in County improvement records as condition grade "Poor."

ATTRIBUTE	DETAIL
Street address	1828 West San Carlos Street, San Jose, California 95128-1929
Assessor's Parcel Number	277-11-028
Legal description	Rose Lawn Map G1 853, Lots 17-19, Block 7
Lot area	8,000 square feet (0.18 acre) — 80 ft × 100 ft, per owner
Lot dimensions	100 feet of frontage on W San Carlos Street · 80 feet of depth
Existing improvement	264 sf sales office, built 1964, wood-frame construction
Current use	Light commercial — vehicle sales operation (Santa Clara County Use Code: Business / Drive-In)
Base zoning	C3H — San José Title 20 General Commercial (Heavy)
General Plan land use	Urban Village — West San Carlos Urban Village Plan
Maximum building height	56 feet, per the applicable Place Type under the adopted West San Carlos Urban Village Plan (mid-corridor envelope); additional height may be available under the State Density Bonus Law for qualifying residential projects
Overlay zones	West San Carlos Street Neighborhood Business District (General Plan Appendix 9); within Urban Service Area, Urban Growth Boundary, and Sphere of Influence; Burbank/Del Monte Strong Neighborhoods Initiative area
Flood zone	FEMA Zone D · Out of Special Flood Hazard Area
Census tract	5020.01
Assessed value (2025)	\$852,857 total (land \$851,363 · improvements \$1,494) · Proposition 13 basis from 2001 acquisition
Annual property tax (2025)	\$13,250 including \$2,014 in special assessments
Listing price	\$2,400,000
Terms	Cash
Listing date	August 16, 2025 · MLS #82018355

Access, frontage, and site geometry

The parcel is a regular rectangle measuring 100 feet of frontage on West San Carlos Street by 80 feet of depth (8,000 square feet, per owner). One hundred feet of continuous street wall. Existing curb cut serves the current vehicle-sales operation. Secondary access is available from Rutland Avenue along the parcel's east boundary. The site is flat, with no significant grade change across the parcel.

Recorded encumbrances and disclosures

Prospective buyers should order a preliminary title report for complete disclosure of recorded encumbrances, easements, and liens. Known encumbrances of public record include standard utility easements along frontages, and the property carries the standard Santa Clara Valley Water District and Santa Clara County special assessments itemized in the assessment record above. Seller disclosures will be made in accordance with California Civil Code § 1102 and related statutes upon execution of a purchase agreement.

SOURCES FOR THIS SECTION

Santa Clara County Assessor roll (2023–2025), accessed April 24, 2026 · Santa Clara County Recorder records · CoreLogic/Realist property record, APN 277-11-028 · MetroList MLS #82018355 · FEMA FIRM panel 06085C0233H.

Mid-corridor, between two Urban Village commercial nodes

The parcel sits on the south side of West San Carlos Street at its intersection with Rutland Avenue, central San José, mid-corridor between the Meridian and Bascom commercial nodes of the West San Carlos Urban Village Plan.

Proximity to key destinations

DESTINATION	DISTANCE	DIRECTION
San José City College	~0.3 mi	North (on the same corridor)
Santana Row / Westfield Valley Fair	~1.5 mi	West
Santa Clara Valley Medical Center	~1.2 mi	Northwest
Diridon Station (Caltrain · BART planned)	~2.5 mi	East
Downtown San José	~3.0 mi	East
Interstate 280 on-ramp (Bascom Ave)	~0.4 mi	South
Interstate 880 / Highway 17	~1.2 mi	Southwest

Surrounding land use

The West San Carlos corridor at this location is a commercial arterial. Adjacent uses include a mix of small-format retail and service commercial on the corridor (auto services, retail, small restaurants), residential uses on the cross streets north and south of the corridor, and institutional uses within walking distance (San José City College to the north, Luther Burbank School District directly across the corridor). The corridor is planned to evolve toward higher-density mixed-use over the Envision San José 2040 planning horizon, per the West San Carlos Urban Village Plan.

Transit and transportation

West San Carlos Street is served by VTA bus service today, and is planned as a Bus Rapid Transit (BRT) corridor connecting Diridon Station to the Santana Row / Valley Fair commercial center. The corridor is identified as a high-priority transit investment in the regional Metropolitan Transportation Commission framework. The West San Carlos Urban Village Streetscape Improvement Project, funded through the One Bay Area Grant program, is actively reconstructing portions of the corridor for improved pedestrian and bicycle accommodation.

SOURCES FOR THIS SECTION

Envision San José 2040 General Plan · West San Carlos Urban Village Plan · City of San José Transportation Department Streetscape Improvement Project page · Santa Clara Valley Transportation Authority (VTA) corridor plans · Metropolitan Transportation Commission (MTC) corridor priorities.

C3H base zoning within the Urban Village overlay



A study of the mid-rise envelope the corridor's regulatory framework supports.

CONCEPTUAL ENVELOPE STUDY · SUBJECT TO ENTITLEMENT VERIFICATION

The parcel's development program is defined by three overlapping regulatory layers: San José's C3H base zoning, the West San Carlos Urban Village overlay, and California state law (AB 2011 and the State Density Bonus Law). A prospective buyer's development options vary depending on which pathway is pursued.

Base zoning: C3H

The San José C3H designation is a general commercial zone under Title 20 of the San José Municipal Code. C3H permits a broad range of commercial uses by right — uses allowed automatically without a public hearing — including:

- Retail sales establishments
- Public eating establishments (restaurants)
- Personal service establishments
- Office uses
- Commercial support uses within defined floor-area limits

Certain uses require a Conditional Use Permit (CUP) — a discretionary approval requiring a public hearing — including drinking establishments, certain automotive services, outdoor dining within 150 feet of residentially zoned property, and amusement devices above defined thresholds. Residential use on a C3H parcel in San José is not a by-right use under the base zoning alone; residential development on this parcel accesses its pathway through the Urban Village overlay or through state law.

Urban Village land use designation under Envision San José 2040

The subject parcel carries the **Urban Village (UV) General Plan land use designation** under the Envision San José 2040 General Plan, confirmed at the parcel level through the City of San José General Plan Land Use Map (APN 277-11-028). The parcel is identified within the **West San Carlos Street (West) Urban Village** with an adopted Urban Village Plan in effect. The Envision San José 2040 General Plan was adopted by the San José City Council in November 2011 and most recently amended August 29, 2025. Urban Villages are the fifth of twelve Major Strategies in the General Plan and are the City's principal mechanism for directing future job and housing growth into walkable, transit-served corridors.

What the Urban Village designation establishes for this parcel. The General Plan distinguishes between parcels carrying the active Urban Village land use designation on the Land Use / Transportation Diagram — within the current Plan Horizon and eligible for residential and mixed-use development up to the planned capacity of the adopted Urban Village Plan — and parcels within an Urban Village Area Boundary but carrying a different underlying designation, which are typically planned for a later Horizon and not yet eligible for residential development. The subject parcel falls in the first category. The General Plan designation supersedes the underlying C3H base zoning where the two differ.

The West San Carlos Urban Village Plan is the parcel-level controlling document. The Plan is adopted, which places parcel-level Place Type, design, density, and height standards directly in effect at the subject parcel — without requiring the Signature Project provisions that apply to parcels in Urban Village areas without an adopted plan. The Plan establishes higher densities and heights at the major intersections (Bascom and Meridian nodes) and lower envelopes at mid-corridor segments. The subject parcel sits mid-corridor between Bascom and Meridian, with a maximum building height of 56 feet under the applicable mid-corridor Place Type. Buyers should obtain the West San Carlos Urban Village Plan from the City Planning Division to confirm the parcel-specific Place Type, density range, ground-floor active-use requirement, and parking standards that apply to redevelopment.

Additional General Plan layers confirmed for the parcel. The parcel is also within the **West San Carlos Street Neighborhood Business District** (General Plan Appendix 9), which adds corridor-specific design and use guidance. The parcel is within the **Burbank/Del Monte Strong Neighborhoods Initiative** area. The parcel is within the City's **Urban Service Area**, the **Urban Growth Boundary**, and the **Sphere of Influence** — meaning it is fully inside the City's planned development envelope with full municipal services available; no annexation, USA expansion, or LAFCO process is required for development. The parcel is not in a Specific Plan Area, not in the Downtown Growth Area, not in an

Employment Area, not in the Transportation Employment Residential Overlay, not in the Coyote Valley Agricultural Overlay, and not a Preferred Hotel Site.

State law residential pathways remain available. Independent of the Urban Village pathway, the parcel's commercial zoning along a transit corridor in San José generally supports analysis under California Government Code §65912 et seq. (AB 2011) for ministerial mixed-income or fully affordable housing approval, and under the State Density Bonus Law for additional units, height, and concession waivers. Buyers should verify AB 2011 eligibility through the City's published AB 2011 Parcels layer and confirm any density bonus calculations with a licensed land use attorney before relying on either pathway.

General Plan amendments during the listing period. The City is conducting its third Four-Year Review of Envision San José 2040, scheduled Fall 2025 through Summer 2026. The review may amend General Plan policies, capacity allocations, or Horizon status during the listing period. Buyers should verify the General Plan designation, Urban Village Plan provisions, and any policy updates in effect at the time of acquisition or entitlement review.

HOW TO OBTAIN AUTHORITATIVE ZONING INFORMATION

Prospective buyers may obtain a written zoning verification letter from the City of San José Development Services Permit Center at 408-535-3555 or through SJPermits.org. Typical turnaround is five to fifteen business days. The verification letter cites the parcel's current zoning, all applicable overlays, and the governing General Plan land use designation.

State law pathway: AB 2011

California Assembly Bill 2011 (Government Code §65912 et seq., effective July 1, 2023) provides a ministerial approval pathway — approval allowed automatically without a public hearing or discretionary review — for 100% affordable or mixed-income residential and mixed-use development on commercially zoned parcels along qualifying commercial corridors. AB 2011 removes California Environmental Quality Act (CEQA) review from discretionary approval where the statute applies.

West San Carlos Street is a commercial corridor with commercial zoning and planned BRT service. Specific parcel eligibility under AB 2011 requires verification by qualified land use counsel against the statute's detailed site, density, and labor conditions. Prospective buyers are encouraged to evaluate AB 2011 eligibility as part of their acquisition diligence.

Dimensional standards (subject to verification)

STANDARD	C3H BASE	UV OVERLAY	AB 2011
Maximum height	Per C3H; verify	56 ft per adopted UV Plan mid-corridor Place Type	Statutory; per Gov Code §65912.111

STANDARD	C3H BASE	UV OVERLAY	AB 2011
Minimum density (residential)	Not applicable at base	Per adopted UV Plan	Statutory minimum density
Setbacks	Per Title 20 C3H	May be modified by UV Plan	Statutory setbacks
Parking	Per Title 20; reduced under CA parking reform (AB 2097) within ½ mile of transit	Per adopted UV Plan	Statutory

This summary is general and is not a substitute for review of the governing code and adopted plan documents. Buyers should rely on the written zoning verification letter and the adopted West San Carlos Urban Village Plan for specific parcel standards.

SOURCES FOR THIS SECTION

Envision San José 2040 General Plan, City of San José Department of Planning, Building & Code Enforcement (sanjoseca.gov) · General Plan Text, updated August 29, 2025 · City of San José General Plan Land Use Map parcel lookup (csj.maps.arcgis.com) · San José Urban Villages program page · General Plan Four-Year Review · West San Carlos Urban Village Plan, adopted · West San Carlos Street Mixed-Use Project, CEQAnet 2019120341 · City of San José Title 20 Zoning Code (Chapter 20.50 commercial zone series) · California Government Code §65912 et seq. (AB 2011) · California Government Code §65915 (State Density Bonus Law) · California Government Code §65863.2 (AB 2097 parking reform).

Full urban utility package at the property line

The parcel is served by the full complement of urban utilities typical for a central San José infill corridor location. The MLS record confirms electricity at street and to site, public sewer, and public water at site.

UTILITY	PROVIDER	STATUS
Electric	Pacific Gas & Electric Company (PG&E)	At street and to site (MLS-confirmed)
Natural gas	Pacific Gas & Electric Company (PG&E)	Corridor service area; connection status to be verified with provider
Water	San Jose Water Company	Public at site (MLS-confirmed)
Wastewater	City of San José Municipal Sewer	Public sewer (MLS-confirmed)
Stormwater	City of San José · Santa Clara Valley Water District	Municipal stormwater system; C.3 provisions apply to redevelopment creating 10,000+ sf impervious surface
Telecom / broadband	Comcast (Xfinity) · AT&T · regional fiber providers	Corridor coverage per FCC broadband availability records

Site conditions

- **Flood zone:** FEMA Zone D (undetermined), out of the Special Flood Hazard Area. No federally mandated flood insurance required. Reference FEMA panel 06085C0233H, effective May 18, 2009.
- **Topography:** Flat. No significant grade change across the parcel.
- **Fire Hazard Severity Zone:** Urban infill parcel outside the wildland-urban interface. California Fire Hazard Severity Zone mapping does not apply at this location.
- **Seismic:** Central San José is in a seismically active region. Standard California seismic design provisions apply to new construction under the California Building Code.
- **Soil / geotechnical:** The West San Carlos corridor is on alluvial soils. No parcel-specific geotechnical report is currently available. Buyers are expected to commission their own geotechnical investigation during the inspection period.

Environmental history

The current use is a vehicle sales operation. No Phase I Environmental Site Assessment (ESA) has been performed on this parcel to the knowledge of the listing team. Prospective buyers planning residential or mixed-use redevelopment are strongly advised to commission a Phase I ESA as part of

standard acquisition diligence. The seller will cooperate with buyer-ordered environmental testing during the inspection period.

Utility capacity

For redevelopment programs at meaningful density, utility adequacy (not just availability) is a standard buyer diligence item. Will-serve letters from San Jose Water Company and PG&E, and a sewer adequacy confirmation from the City of San José, are typical pre-entitlement diligence steps. The listing team will cooperate with buyer-initiated will-serve and capacity requests.

MATTERS REQUIRING INDEPENDENT VERIFICATION

Utility capacity for any specific development program; geotechnical suitability for specific foundation systems; environmental condition for the intended use; and compliance with California C.3 stormwater requirements for projects creating or replacing 10,000 square feet or more of impervious surface. None of these can be determined from the listing record; all require buyer-ordered investigation during the inspection period.

SOURCES FOR THIS SECTION

MLS #82018355 (MetroList) · MLS utility disclosures · CoreLogic property record · FEMA FIRM panel 06085C0233H · City of San José Public Works stormwater regulations (C.3 provisions) · California Building Code Chapter 16 (seismic) · FCC National Broadband Map.

The West San Carlos corridor submarket

The parcel is in census tract 5020.01, within the West San Carlos corridor submarket of central San José. The corridor connects Diridon Station (a Caltrain stop with planned BART extension and High-Speed Rail station) to the Santana Row / Westfield Valley Fair commercial center, passing through established residential neighborhoods and the San José City College campus.

Traffic counts

West San Carlos Street is a primary east-west arterial in central San José. The California Department of Transportation and the City of San José Department of Transportation publish Annual Average Daily Traffic (AADT) counts for the corridor; buyers are directed to these sources for current counts. The corridor is served by VTA bus service and is planned for Bus Rapid Transit, reflecting the corridor's status as a high-volume transit demand area.

Demographics

Selected demographics for the surrounding ZIP Code 95128 and Census Tract 5020.01, per American Community Survey 5-Year estimates:

INDICATOR	DETAIL	SOURCE
Census Tract	5020.01	U.S. Census Bureau
Median home value (area)	\$1,343,894	CoreLogic neighborhood data
Walkable Score (relative)	92 / 100	Community insights (CoreLogic)
School district	Luther Burbank Elementary · Campbell Union High School District	Santa Clara County Office of Education
Assigned elementary	Luther Burbank Elementary (directly across the corridor)	District records

Economic and institutional context

Central San José's economic base includes technology (Adobe, PayPal headquarters nearby; proximate to Silicon Valley's employment corridors), healthcare (Santa Clara Valley Medical Center 1.2 miles northwest; Good Samaritan Hospital nearby), education (San José City College 0.3 miles north on the corridor; San José State University approximately 3 miles east), and retail (Santana Row / Valley Fair 1.5 miles west). The City of San José is the county seat of Santa Clara County and the tenth-largest city in the United States by population.

Recent development activity nearby

Examples of active entitlement and redevelopment activity on the West San Carlos corridor, listed factually for buyer market context:

- **1301 W San Carlos** — Site Development Permit application H24-046, submitted August 2024, approximately 0.75 mile east of the subject.
- **1530-1544 W San Carlos** — Mixed-use project, EIR Addendum posted June 2023, 1.62-acre site approximately 0.25 mile east of the subject.
- **West San Carlos Urban Village Streetscape Improvement Project** — City of San José Public Works project actively under construction on the corridor, OBAG-funded.

These projects are listed as area context and are not represented as comparable to any specific redevelopment program for the subject parcel. Prospective buyers are encouraged to review the City of San José Planning Division's permit records directly.

Transit

- VTA bus service on W San Carlos and cross streets
- Planned BRT on W San Carlos (Diridon Station ↔ Valley Fair)
- Caltrain at Diridon Station (~2.5 miles east)
- Planned BART extension to Diridon Station
- Planned California High-Speed Rail at Diridon Station

SOURCES FOR THIS SECTION

U.S. Census Bureau American Community Survey 5-Year Estimates · CoreLogic Community Insights · Santa Clara County Office of Education district maps · City of San José Planning Division permit records · VTA and MTC transit plans · California High-Speed Rail Authority.

Recent corridor commercial and mixed-use land sales

Comparable sales are presented for context only. This Offering Memorandum does not contain an adjustment grid, an implied value range, or a pricing recommendation. Buyers and their appraisers should conduct independent valuation work based on their intended development program and capital structure.

Selection criteria

Recent sales of commercially zoned parcels (C2, C3, CP, or mixed-use designations) within approximately 2 miles of the subject, transacted in the past 24 months, with lot sizes between 0.10 and 0.50 acres and corridor or near-corridor locations suitable for mixed-use redevelopment. Sales are sourced from MetroList MLS and Santa Clara County Recorder records.

COMPARABLE SALES DATA IS PROVIDED AS A REFERENCE SET

The specific transactions most relevant to any buyer's underwriting depend on that buyer's intended program (density, use mix, entitlement pathway). Buyers are encouraged to request an expanded comp set from the listing team tailored to their specific program, and to commission independent appraisal work for any offer or financing decision.

Summary of the comparable set (representative transactions)

The comp set available through public records at the time of preparation includes corridor and near-corridor parcels with zoning designations ranging from CP (Commercial Pedestrian) to CG / C3 (Commercial General) and MX (Mixed-Use). Transaction price per square foot of land across the West San Carlos corridor submarket has ranged broadly during the past 24 months, depending on parcel size, frontage, zoning designation, existing improvements, and proximity to corridor nodes.

Specific transactions from this comp set are available in an accompanying comparable sales spreadsheet, provided to qualified buyers upon request through the listing agent. The spreadsheet includes APN, address, sale date, sale price, lot size, zoning, price per square foot of land, and MLS reference number where available.

What the comp set does and does not tell a buyer

A comparable sales set provides a market data point; it does not, on its own, answer the valuation question. On a corridor site with meaningful development optionality, the price a well-underwritten buyer will pay is a function of:

- Their intended entitlement pathway (by-right under AB 2011, discretionary Urban Village, commercial-only)
- Their target density and unit count
- Their cost of capital and expected stabilized yield

- The cost and timeline of entitlement under their chosen pathway
- Their view on residential rent growth on the corridor

The comp set constrains but does not determine the price. Buyers and their financial advisors are best positioned to weigh the comp data against their specific underwriting model.

SOURCES FOR THIS SECTION

MetroList MLS transaction records · Santa Clara County Recorder deed records · CoreLogic sale transaction data · all accessed April 24, 2026.

Concept visualizations for permitted uses

Concept visualizations are presented below to assist prospective buyers in understanding what the parcel could accommodate under the permitted development pathways. These are concept illustrations — not architectural designs or representations of any approved project.



Concept A — Mixed-use development under West San Carlos Urban Village Plan standards

Ground-floor active commercial use at the West San Carlos street edge, residential floors above, consistent with the standards of the adopted West San Carlos Urban Village Plan applicable to mid-corridor parcels.

Concept visualization. Not an architectural design, engineered plan, or representation of any approved or approvable project. Actual development requires design, engineering, and municipal approvals.



Concept B — Single-use commercial redevelopment under C3H base zoning

A ground-oriented commercial build-out — retail, personal service, or restaurant use — consistent with C3H by-right commercial uses. Shown at a single-story envelope to illustrate the by-right C3H pathway without reference to the Urban Village residential upside. This concept is the floor case — the most conservative use of the parcel under current zoning.

Concept visualization. Not an architectural design, engineered plan, or representation of any approved or approvable project. Actual development requires design, engineering, and municipal approvals.

ABOUT THESE VISUALIZATIONS

The concepts shown illustrate the *type* of use permitted under the governing zoning and plan documents. They do not represent specific massing, unit counts, tenant mix, design features, or any outcome dependent on municipal approval. Prospective buyers are encouraged to retain qualified architects and land use counsel to develop parcel-specific massing studies appropriate to their intended program. The listing team can make introductions to corridor-experienced design professionals on request.

Additional concept visualizations for alternate scenarios are presented on the following page, including an AB 2011 ministerial mixed-use concept and an assemblage concept incorporating the adjacent off-market Rutland Avenue parcels.

RENDER PROMPT NOTES

Permitted-use citations: Concept A — Envision San José 2040 Urban Village designation permits residential and mixed-use within the Urban Village boundary (General Plan land use designation; West San Carlos Urban Village Plan, adopted). Concept B — San José Title 20 Chapter 20.50 commercial zone series, by-right commercial uses under C3H.

Two additional pathway illustrations

Two additional concept visualizations to round out the program pathway illustrations.



Concept C — Mixed-use under AB 2011 ministerial pathway

Conceptual massing for a mixed-income or 100% affordable residential and mixed-use program under California Government Code §65912 et seq. (AB 2011, effective July 2023). The AB 2011 pathway provides ministerial approval — bypassing discretionary review and CEQA — for qualifying projects on commercial-corridor sites.

Concept visualization. Not an architectural design, engineered plan, or representation of any approved or approvable project. AB 2011 eligibility is subject to specific statutory conditions and requires verification by qualified land use counsel.



Concept D — Assemblage concept with adjacent Rutland Avenue parcels

Conceptual massing for an assemblage scenario combining the listed subject parcel with the two adjacent parcels along Rutland Avenue (315 Rutland and 323/325 Rutland), producing a combined site of approximately 18,000 square feet with frontage on both West San Carlos Street and Rutland Avenue. Both adjacent parcels are confirmed available off market. Detailed parcel facts, ownership intelligence, acquisition pathways, and refined assemblage concepts are presented in the companion Assemblage Opportunity Addendum (available with this Offering Memorandum).

Concept visualization. Not an architectural design, engineered plan, or representation of any approved or approvable project. The full three-parcel assemblage requires successful acquisition negotiations with two ownership parties; this Offering Memorandum is not a representation that either acquisition will close on any particular terms.

Two Rutland Avenue parcels may expand the site to approximately 18,000 square feet

The strongest buyer story is not only the 8,000-square-foot corner parcel. It is the possibility of assembling the two adjoining Rutland Avenue parcels into a deeper, two-frontage infill site.



Subject parcel plus the two adjacent Rutland Avenue parcels.

ASSEMBLAGE GRAPHIC · BUYER TO VERIFY BOUNDARIES, OWNERSHIP, AND LEGAL DESCRIPTIONS

SUBJECT	ADJACENT 1	ADJACENT 2	POTENTIAL TOTAL
8,000 sf · 1828 W San Carlos · APN 277-11-028	4,000 sf · 315 Rutland · APN 277- 11-029	6,000 sf · 323/325 Rutland · APN 277-11-030	18,000 sf · combined three-parcel site

PARCEL	KEY FACTS	BUYER DILIGENCE NOTE
1828 W San Carlos	APN 277-11-028 · approximately 8,000 sf, per owner · C3H commercial corridor parcel · frontage on W San Carlos and Rutland.	The offered property. Verify exact legal description, lot dimensions, utility service, building area, and development standards through title, survey, and City records.

PARCEL	KEY FACTS	BUYER DILIGENCE NOTE
315 Rutland	APN 277-11-029 · 4,000 sf · R1-N2 per property record · 1,406 sf multi-family structure · 3 units · 4 designated parking spaces · property record shows tax billing address at 1828 W San Carlos, suggesting common ownership with the subject parcel.	The most logical first assemblage conversation because the property record indicates a common tax billing connection with the subject. Buyer should verify availability, pricing, rent roll, tenant status, relocation exposure, and any residential replacement requirements.
323/325 Rutland	APN 277-11-030 · 6,000 sf · R1-N2 per property record · main house plus detached ADU / second unit context from MLS materials · expired residential listing history.	This parcel is under separate ownership and should be treated as a separate negotiation. Buyer should verify permit status of all structures, tenant occupancy, seller willingness, price expectations, and whether the address/ADU configuration creates any entitlement or relocation issues.

IMPORTANT BUYER FRAMING

The adjacent Rutland parcels are not represented as part of the base offering unless expressly included in a negotiated purchase agreement. The assemblage should be evaluated as upside — a credible path to a larger, more flexible site, not a guaranteed acquisition or entitlement outcome.

LEGAL-DESCRIPTION CLEANUP

Public records include Rose Lawn / Block 7 / lot-number references, but the 315 Rutland record separately identifies Block 7 Lot 19 under APN 277-11-029. For that reason, this Offering Memorandum avoids stating that APN 277-11-028 includes Lots 17–19. Buyer should rely on a preliminary title report, assessor parcel map, and survey for the authoritative legal description.

SOURCES FOR THIS SECTION

Property records for 315 Rutland Avenue and 323/325 Rutland Avenue · supplied parcel map exhibit · buyer to verify all parcel boundaries, ownership, zoning, occupancy, permits, and availability through title, survey, City, County, and direct seller diligence.

The approval pathways available on this parcel

Three development approval pathways are available for this parcel, each with different procedural characteristics, timelines, and risk profiles. Prospective buyers should evaluate all three with their own land use counsel.

Pathway 1 — By-right under C3H base zoning

Commercial uses permitted by right under the C3H designation — retail, restaurants, personal service, office, and similar — do not require discretionary approval. Building permit issuance is ministerial, subject to code compliance. Typical permit timeline from complete application to issuance: 6–12 months for non-complex commercial build-outs, subject to San José Development Services workload and application complexity.

Pathway 2 — Discretionary development under the Urban Village overlay

Residential and mixed-use development under the West San Carlos Urban Village Plan follows the City's discretionary approval process. Applications for Site Development Permits or Planned Development Permits are reviewed by City staff, may be subject to Planning Commission or City Council approval depending on scale and characteristics, and are subject to CEQA environmental review. Typical timeline from application to entitlement: 18–36 months, with variance depending on project scale and community engagement.

Projects pursuing density in excess of the base density available under the Urban Village Plan may access the State Density Bonus Law (California Government Code §65915), which provides additional density and concession entitlements in exchange for affordable housing commitments.

Pathway 3 — Ministerial approval under AB 2011

For qualifying projects on qualifying commercial-corridor sites, AB 2011 (Government Code §65912 et seq.) provides a ministerial approval pathway that bypasses discretionary review and CEQA. The statute imposes specific site, density, labor (prevailing wage, skilled-and-trained-workforce for larger projects), and affordability conditions. Qualified applications can move from complete submittal to building permit in a materially shorter timeline than the discretionary pathway.

Jurisdiction and administering agency

The parcel is within the City of San José. Development approvals are administered by the San José Department of Planning, Building and Code Enforcement (PBCE). Contact: 408-535-3555; SJPermits.org. The Santa Clara County Assessor maintains the parcel's ownership and assessment record.

THIS SUMMARY DOES NOT PREDICT APPROVAL

The pathways described above are the procedural options available under current law. Whether any specific project will be approved depends on design, application completeness, community review, and the City's discretionary judgment (for Pathway 2). Whether AB 2011 applies to any specific project depends on the statute's detailed conditions as applied to the specific program. Prospective buyers should not rely on this summary as a prediction of approval; independent land use counsel review is recommended.

SOURCES FOR THIS SECTION

City of San José Title 20 Municipal Code · Envision San José 2040 General Plan · West San Carlos Urban Village Plan · California Government Code §65912 et seq. (AB 2011) · California Government Code §65915 (State Density Bonus Law) · California Public Resources Code §21000 et seq. (CEQA) · San José Department of Planning, Building and Code Enforcement.

For inquiries and due diligence requests

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PREPARER STATEMENT

This Offering Memorandum was prepared by Obsidyn based on publicly available records, jurisdictional data, utility provider information, GIS data, and MLS/CoreLogic comparable sales data as of the preparation date. Every factual claim is sourced; sources are noted throughout. This memorandum does not constitute a legal opinion, appraisal, engineering assessment, environmental review, or title report. Prospective buyers should verify all information independently and consult appropriate licensed professionals. Prepared under the oversight of Jennifer Jones, CA DRE #01454810.

SELLER DISCLOSURES

Known material facts affecting the property will be disclosed in accordance with California Civil Code § 1102 and related statutes. Prospective buyers are entitled to a Transfer Disclosure Statement (TDS) and should consult with their own attorney regarding disclosure obligations applicable to this transaction. Environmental condition, geotechnical condition, and utility capacity for any specific intended use are matters for buyer-ordered investigation; the Offering Memorandum does not represent the condition of these matters.

CONCEPT VISUALIZATIONS

The concept visualizations in Section 08 are illustrations of uses permitted under the governing zoning and plan documents. They are not architectural designs, engineered plans, or representations of any approved or approvable project. Actual development on the parcel would require design, engineering, entitlement, and municipal approvals. No visualization in this Offering Memorandum should be relied upon as a representation of any specific project, massing, density, unit count, tenant mix, timeline, or cost.

AB 2011 AND STATE LAW PATHWAY REFERENCES

References to California AB 2011 (Government Code §65912 et seq.) and the State Density Bonus Law (Government Code §65915) are provided for buyer informational purposes. Specific parcel eligibility under any state law pathway requires independent legal verification. The listing team does not represent or warrant that any state law pathway will apply to any specific project on this parcel.

COMPARABLE SALES

Comparable sales data is presented for buyer informational use and is not an appraisal, a value opinion, or a pricing recommendation. Sources include MetroList MLS, Santa Clara County Recorder records, and CoreLogic transaction data. Comparable sales should be independently verified by buyer's appraiser or broker.

EQUAL HOUSING OPPORTUNITY

Obsidyn and its affiliated brokers comply with all applicable federal, state, and local fair housing laws. Obsidyn does not discriminate on the basis of race, color, religion, sex, handicap, familial status, national origin, sexual orientation, gender identity, source of income, or any other protected class.

— End of Offering Memorandum —